

Hakone

Slider, window and wall project 2019-20

Updated 10/14/2019

Joe Ingram

Contractor

Bartlett Hill

Slider and window expense charge to HO's										Installations - shared			Total Project Estimated 10-14-19	
Garden Slider	Slider Install	Motel Rm Slider + Install	LR Side window	kitchen window	brdm side window	bedrm large window	HO Window expense	Garden side wall work (interior)	entry side wall work (interior - exterior)	Garden side - exterior siding - new hemlock lap	Total Shared Installations	Bartlett		
H 01	1,890.81	400.00					2,290.81	3,210.00		2,218.67	5,428.67	7,719.48		
H 05	2,342.30	400.00					2,742.30	3,650.00		2,218.67	5,868.67	8,610.97		
H 09	2,342.30	400.00					2,742.30	3,650.00		2,218.67	5,868.67	8,610.97		
Per 3 Homes							7,775.41	10,510.00		6,656.00		24,941.41	10-14-2019 Bartlett Est	
24,941.41		10-14-19 Estimate with doors										12%	2,992.97	SNHA Project Management
6,575.41		Doors provided by Hakone											27,934.38	October Estimate
18,366.00		Without Doors												
1,972.30		Lift added												
20,338.30		Barlett Hill 10-25-19												

Summary - Estimated cost and recovery adjusted with actual Fall 2019 project cost by Bartlett Hill

Hakone - Sliders and wall rehab only - Need windows cost for 2-bdrm homes

3/20/2020 Proposed Schedule complete work over 7 years

	2018	2019	2020	2021	2022	2023	2024	2025	Total	
Garden # Homes	3	3	3	3	3	3	3	3	24	32,275.00 per three homes - garden side - Bartlett Fall 2019 Actual
Sliders and walls	32,275.00	32,275.00	32,275.00	32,275.00	32,275.00	32,275.00	32,275.00	32,275.00	258,200.00	18 Homes to complete - Rear 2020 - 2025
Windows 12-2 bdrm Not yet entered									0	Windows 2-bdrm Homes - not yet entered
Entry Side # homes					3	3	3	3	12	32,275.00 Per three homes - entrance side
Sliders and walls					32,275.00	32,275.00	32,275.00	32,275.00	129,100.00	12 homes on entrance side
Total Project Cost/Year	32,275.00	32,275.00	32,275.00	32,275.00	64,550.00	64,550.00	64,550.00	64,550.00	387,300.00	
Window Recovery									0	387,300.00 Total 2018 - 2025
Slider Recovery	7775	7775	7,775	7,775	15,551	15,551	15,551	15,551	93,304	0 Windows Not yet entered
Net Common work	24,500	24,500	24,500	24,500	48,999	48,999	48,999	48,999	293,996	93,304 Slider Recovery
after slider and window recovery										293,996 Total common w/o slider and windows
										- Variance from Rounding

Joe Hester Ingram:
Assumes moderate interior wall cavity rot on entrance side

Hakone - Budget Projections
 Summary - Updated 03/21/2020
 Joe Hester Ingram

DRAFT Budget under review by Directors

 = Common project expense + slider door Recovery - see detail worksheet for respective home's portion

Rate of increase - Regular Assessment for operations - Income		0.03	0.04	0.05	0.05	0.05	0.05	0.03	0.03	0.03	0.03
	Actual	Budget	Projections								
Target Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	
Number of homes	24	24	24	24	24	24	24	24	24	24	24
LP Gas homes	24	24	24	24	24	24	24	24	24	24	24
Income											
1st Qtr	25,572	26,594	27,924	29,320	30,786	32,326	33,295	34,294	35,323	36,383	
2nd Qtr	25,572	26,594	27,924	29,320	30,786	32,326	33,295	34,294	35,323	36,383	
3rd Qtr	25,572	26,594	27,924	29,320	30,786	32,326	33,295	34,294	35,323	36,383	
4th Qtr	25,572	26,594	27,924	29,320	30,786	32,326	33,295	34,294	35,323	36,383	
Total Regular Assessment	102,286	106,377	111,696	117,281	123,145	129,302	133,182	137,177	141,292	145,531	
Other Income	279										
Recovery for Special projects - common property and sliders	7,775	53,107	53,107	53,107	53,107	53,107	53,107	53,107			Special Project 371,746
Total Income	110,340	159,484	164,803	170,388	176,252	182,409	186,288	190,284	192,292	195,531	
Regime Expenses Operations											
SNHA Regime Basic Service Fee	11,520	12,120	12,241	12,364	12,487	12,612	12,738	12,866	12,994	13,124	
Planning	1,000	1,010	1,020	1,030	1,041	1,051	1,062	1,072	1,083	1,094	
Accounting	1,320	1,333	1,347	1,360	1,374	1,387	1,401	1,415	1,429	1,444	
Other Administrative, meetings, postage											
Professional											
SNHA Project Management	2,724	2,281	2,349	2,420	2,493	2,567	2,644	2,724	2,805	2,890	
Insurance (Annual Increase 2%)	10,843	11,060	11,281	11,507	11,737	11,972	12,211	12,455	12,704	12,958	
Regime Property Services Contract (SNMCO)	28,740	29,027	29,318	29,611	29,907	30,206	30,508	30,813	31,121	31,433	
Major Improvements from Plan	0	0	0	0	0	0	0	0	0	0	
Routine Common Property Maintenance	14,808	15,252	15,710	16,181	16,667	17,167	17,682	18,212	18,758	19,321	
Snow removal roofs	3,647	3,756	3,869	3,985	4,105	4,228	4,355	4,485	4,620	4,759	
Other Expenses	250										
LP Gas Service (rate of Increase 2%)	7,327	7,474	7,623	7,775	7,931	8,090	8,251	8,416	8,585	8,756	
Total Operating Expense	82,179	83,314	84,758	86,233	87,740	89,279	90,852	92,459	94,100	95,778	
Income - Expense Net to Reserves	28,161	76,170	80,045	84,155	88,512	93,130	95,436	97,825	47,192	49,753	
Total Expense	110,340	159,484	164,803	170,388	176,252	182,409	186,288	190,284	192,292	195,531	
Available from Reserves	64,967	34,435	41,081	68,850	28,682	29,177	11,931	33,055	121,561	114,155	
Current Year Contribution to Reserve	28,161	76,170	80,045	84,155	88,512	93,130	95,436	97,825	47,192	49,753	
Projects-Target Year from Reserves	54,728	62,075	46,675	111,003	78,586	98,550	66,350	8,320	48,748	20,125	
Major Project Management	3,965	7,449	5,601	13,320	9,430	11,826	7,962	998	5,850	2,415	
Projected Year End Reserve Balance	34,435	41,081	68,850	28,682	29,177	11,931	33,055	121,561	114,155	141,368	
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	
Studio											
Average per home Assessment per quarter	719.97	1,040.63	1,075.34	1,111.78	1,150.04	1,190.22	1,215.53	1,241.60	921.93	949.59	
2 bedrm											
Assessment per quarter	1,586.14	2,292.58	2,369.04	2,449.32	2,533.62	2,622.13	2,677.89	2,735.33	2,031.08	2,092.01	
Rate of increase	0.01	0.45	0.03	0.03	0.03	0.03	0.02	0.02	(0.26)	0.03	

Hakone Project Summary													
2/6/2020													
Joe Ingram - SNHA													
Target Year for Projects	Base			Actual	Projections								
	Year	Est	Life	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Improvements													
Maintenance Common Areas (3% annual increase)													
Mechanical Inspection and Maintenance			1										
Routine Spring and Fall Maintenance & Painting			1										
Washer and Dryer Inspection and clean			1										
Inspect common hot water heaters			1										
Door hardware - replace/repair as needed			1										
Grounds - Tree cutting, trimming, removal			1										
Gutter inspection and cleaning and repairs			1										
Total above maintenance services - average for 5 years				14,808	15,252	15,710	16,181	16,667	17,167	17,682	18,212	18,758	19,321
Reserve Funded Projects (1-3% annual increase)													
Attic areas - insulation - venting - roof support													
Replace Carpet/tile Hallway/Stairs -remaining after stone-foyer	2016	4,000	6										
Carpet - remaining in vestibules	2016	3,940											
Chimney towers - inspect and repair - incorporate in slider project	2009		10										
Deck Furniture - replace	2012	13,000	10				15,600						
Decks - Replace (need target date and estimated costs)	1993		35										
Decks - restrain complete	2016	5,800	3				8,000			8,320.00			
Doors - Linen Closet replace (12 doors total)	2002	650	10				1,920						
Doors - Remove interior doors add trim	2012	685	20										
Doors - Replace interior hallway	2012	600	22					11,736					
Doors - Replace Main entry	2014	6,200	12									8,748	
Doors - Replace trash closet doors	2002	4,000	20				4,480						
Fence along roadside	2013	20,000	15									26,000	
Fire Alarm - Central Building Panel and system upgrade	2003	24,000	20						32,000				
Garden	2014	13,477	20										
Gutters - replace road side	2008	2,000	12		2,000							-	
Gutters - replace entry side	2008	2,000	8						2,000			-	
Hallway - Stairwells new walls & paint	2016	3,375											
Hallways-stairwell ceilings - install cork	2016	4,893											
Handrails - interior stairs	1997	2,800	25				3,062						
Lights Exterior	2013	7,300	15										
Roof Shingles - replace/repair parking lot side	1998	26,000	20		26,000								
Roof Shingles - road side replace/repair	2014	38,000	20	2,181									
Siding - Restain exterior siding - entrance	2009	16,000	6				12,000						14,160
Siding - Restain exterior siding - garden side												14000	
Siding Exterior Repairs	2010	6,800	3										
Slider Doors - 15-19-23 (slider only by Smugglers)	2019			16,497									
Slider doors - Replace and recover from each home - 3 home total	2019	7,775		7,775	7,775	7775.41	15,551	15,551	15,551	15,551			
Slider Project - Common wall interior and exterior new siding				24,500	24,500	24,500	48,999	48,999	48,999	48,999			
Sign - Building ID	2010	2,300	7					2,300					
Ski Locker - Facelift	2015	8,000											
Structural Walls - Repairs	2001		20			14,400							
Wall - Retaining for entry garden(need details and date)													
Water Heaters - common 2 units	2016		12										5,965.12
Bath and Dryer vents				2,499									
Washer-Dryer #1	2019	1,276	10	1,276									
Washer-Dryers #2	2012	1,276	10				1,391						
Wireless Internet	2013	2,000	5		1,800					1,800			
Regime Property Services (Increase @ 1 %)				28,740	29,027	29,318	29,611	29,907	30,206	30,508	30,813	31,121	31,433
Improvements				-	-	-	-	-	-	-	-	-	-
Maintenance Total				14,808	15,252	15,710	16,181	16,667	17,167	17,682	18,212	18,758	19,321
Snow Removal (Projections = 5 Year Average)				3,647	3,756	3,869	3,985	4,105	4,228	4,355	4,485	4,620	4,759
Reserve Total				54,728	62,075	66,675	111,003	78,586	98,550	66,350	8,320	48,748	20,125
Total				73,183	81,084	66,254	131,169	99,357	119,944	88,386	31,017	72,126	44,205

Hakone Special Assessments

3/20/2020

DRAFT - There are elements of this project that are difficult to predict. Actual project cost for common elements may be more or less. The Special Assessment schedule is based on a moderate damage to the interiors of walls as we know it today. 6 homes have been completed and budget is based on

the actual cost of 6 units: 1-5-9-15-19-23

Units	% UDI	Common Elements of Project - Special recovery w/o sliders	Living Room Slider cost - owner responsibility	E-Room Slider cost - Owner responsibility	2 Bedroom Windows	Total Project Special Assessment	Recovery Options in Years				Per Quarter			
							Annual Special assessment 4 years	Annual Special assessment 5 years	Annual Special assessment 6 years	Annual Special assessment 7 years	4 Years	5 Years	6 Years	7 Years
							4	5	6	7	4 Years	5 Years	6 Years	7 Years
		293,995.90	46,650.00	31,100.00		371,745.90	92,936.48	74,349.18	61,957.65	53,106.56				
H 01	0.0575	16,904.76	-	2,291.00		19,195.76	4,798.94	3,839.15	3,199.29	2,742.25	1199.74	959.79	799.82	685.56
H 02	0.0261	7,673.29	2,291.00			9,964.29	2,491.07	1,992.86	1,660.72	1,423.47	622.77	498.21	415.18	355.87
H 03	0.0261	7,673.29	2,291.00			9,964.29	2,491.07	1,992.86	1,660.72	1,423.47	622.77	498.21	415.18	355.87
H 04	0.0556	16,346.17	2,291.00	2,291.00		20,928.17	5,232.04	4,185.63	3,488.03	2,989.74	1308.01	1046.41	872.01	747.43
H 05	0.0575	16,904.76	-	2,742.00		19,646.76	4,911.69	3,929.35	3,274.46	2,806.68	1227.92	982.34	818.62	701.67
H 06	0.0261	7,673.29	2,742.00			10,415.29	2,603.82	2,083.06	1,735.88	1,487.90	650.96	520.76	433.97	371.97
H 07	0.0261	7,673.29	2,742.00			10,415.29	2,603.82	2,083.06	1,735.88	1,487.90	650.96	520.76	433.97	371.97
H 08	0.0556	16,346.17	2,742.00	2,742.00		21,830.17	5,457.54	4,366.03	3,638.36	3,118.60	1364.39	1091.51	909.59	779.65
H 09	0.0584	17,169.36	-	2,742.00		19,911.36	4,977.84	3,982.27	3,318.56	2,844.48	1244.46	995.57	829.64	711.12
H 10	0.0272	7,996.69	2,742.00			10,738.69	2,684.67	2,147.74	1,789.78	1,534.10	671.17	536.93	447.45	383.52
H 11	0.0272	7,996.69	2,742.00			10,738.69	2,684.67	2,147.74	1,789.78	1,534.10	671.17	536.93	447.45	383.52
H 12	0.0565	16,610.77	2,742.00	2,742.00		22,094.77	5,523.69	4,418.95	3,682.46	3,156.40	1380.92	1104.74	920.62	789.10
H 13	0.0556	16,346.17	2,291.00	2,291.00		20,928.17	5,232.04	4,185.63	3,488.03	2,989.74	1308.01	1046.41	872.01	747.43
H 14	0.0261	7,673.29	2,291.00			9,964.29	2,491.07	1,992.86	1,660.72	1,423.47	622.77	498.21	415.18	355.87
H 15	0.0261	7,673.29	-			7,673.29	1,918.32	1,534.66	1,278.88	1,096.18	479.58	383.66	319.72	274.05
H 16	0.0575	16,904.76	2,291.00	2,291.00		21,486.76	5,371.69	4,297.35	3,581.13	3,069.54	1342.92	1074.34	895.28	767.38
H 17	0.0557	16,375.57	2,742.00	2,742.00		21,859.57	5,464.89	4,371.91	3,643.26	3,122.80	1366.22	1092.98	910.82	780.70
H 18	0.0261	7,673.29	2,742.00			10,415.29	2,603.82	2,083.06	1,735.88	1,487.90	650.96	520.76	433.97	371.97
H 19	0.0261	7,673.29	-			7,673.29	1,918.32	1,534.66	1,278.88	1,096.18	479.58	383.66	319.72	274.05
H 20	0.0575	16,904.76	2,742.00	2,742.00		22,388.76	5,597.19	4,477.75	3,731.46	3,198.39	1399.30	1119.44	932.87	799.60
H 21	0.0565	16,610.77	2,742.00	2,742.00		22,094.77	5,523.69	4,418.95	3,682.46	3,156.40	1380.92	1104.74	920.62	789.10
H 22	0.0272	7,996.69	2,742.00			10,738.69	2,684.67	2,147.74	1,789.78	1,534.10	671.17	536.93	447.45	383.52
H 23	0.0272	7,996.69	-			7,996.69	1,999.17	1,599.34	1,332.78	1,142.38	499.79	399.83	333.20	285.60
H 24	0.0585	17,198.76	2,742.00	2,742.00		22,682.76	5,670.69	4,536.55	3,780.46	3,240.39	1417.67	1134.14	945.12	810.10
1.0000		293,995.90	46,650.00	31,100.00		371,745.90	92,936.48	74,349.18	61,957.65	53,106.56	23,234.12	18,587.30	15,489.41	13,276.64

Note Units 1-5-9-15-19-23 have completed and have been invoiced for slider replacement before 2020

7,775.00 total 3 sliders in a stack

Hakone 2020 Assessments

DRAFT

Total Regular to collect =

106,377.44

4/21/2020

Operations annual Fees by Home

		SNHA Basic Membership	Accting	LP Gas	Sub Total	All other by % of UDI	Annual Common Project Special recovery for 7 Years	Total	January - Invoiced at the 2019 level	May	August	November	Total for proof of calculations	Per Month	2019 Assessments	Increase 2019 to 2020
Joe Ingram		12,120	1,320	912	14,352	92,025.44	53,106.56	159,484.00	25,532.68	44,650.44	44,650.44	44,650.44	159,484.00		105,036.31	
% UDI																
H 01	0.0575	505	55	38	598	5,291.46	2,742.25	8,631.71	1,423.81	2,402.63	2,402.63	2,402.63	8,631.71	719.31	5,831.35	48%
H 02	0.0261	505	55	38	598	2,401.86	1,423.47	4,423.33	713.56	1,236.59	1,236.59	1,236.59	4,423.33	368.61	2,946.18	50%
H 03	0.0261	505	55	38	598	2,401.86	1,423.47	4,423.33	639.79	1,261.18	1,261.18	1,261.18	4,423.33	368.61	2,946.18	50%
H 04	0.0556	505	55	38	598	5,116.61	2,989.74	8,704.35	1,398.87	2,435.16	2,435.16	2,435.16	8,704.35	725.36	5,656.77	54%
H 05	0.0575	505	55	38	598	5,291.46	2,806.68	8,696.14	1,423.81	2,424.11	2,424.11	2,424.11	8,696.14	724.68	5,831.35	49%
H 06	0.0261	505	55	38	598	2,401.86	1,487.90	4,487.76	713.56	1,258.07	1,258.07	1,258.07	4,487.76	373.98	2,946.18	52%
H 07	0.0261	505	55	38	598	2,401.86	1,487.90	4,487.76	713.56	1,258.07	1,258.07	1,258.07	4,487.76	373.98	2,946.18	52%
H 08	0.0556	505	55	38	598	5,116.61	3,118.60	8,833.21	1,398.87	2,478.11	2,478.11	2,478.11	8,833.21	736.10	5,656.77	56%
H 09	0.0584	505	55	38	598	5,374.29	2,844.48	8,816.77	1,435.62	2,460.38	2,460.38	2,460.38	8,816.77	734.73	5,914.04	49%
H 10	0.0272	505	55	38	598	2,503.09	1,534.10	4,635.19	728.00	1,302.40	1,302.40	1,302.40	4,635.19	386.27	3,047.25	52%
H 11	0.0272	505	55	38	598	2,503.09	1,534.10	4,635.19	728.00	1,302.40	1,302.40	1,302.40	4,635.19	386.27	3,047.25	52%
H 12	0.0565	505	55	38	598	5,199.44	3,156.40	8,953.83	1,410.69	2,514.38	2,514.38	2,514.38	8,953.83	746.15	5,739.46	56%
H 13	0.0556	505	55	38	598	5,116.61	2,989.74	8,704.35	1,398.87	2,435.16	2,435.16	2,435.16	8,704.35	725.36	5,656.77	54%
H 14	0.0261	505	55	38	598	2,401.86	1,423.47	4,423.33	713.56	1,236.59	1,236.59	1,236.59	4,423.33	368.61	2,946.18	50%
H 15	0.0261	505	55	38	598	2,401.86	1,096.18	4,096.05	713.56	1,127.50	1,127.50	1,127.50	4,096.05	341.34	2,946.18	39%
H 16	0.0575	505	55	38	598	5,291.46	3,069.54	8,959.00	1,423.81	2,511.73	2,511.73	2,511.73	8,959.00	746.58	5,831.35	54%
H 17	0.0557	505	55	38	598	5,125.82	3,122.80	8,846.61	1,400.19	2,482.14	2,482.14	2,482.14	8,846.61	737.22	5,665.96	56%
H 18	0.0261	505	55	38	598	2,401.86	1,487.90	4,487.76	713.56	1,258.07	1,258.07	1,258.07	4,487.76	373.98	2,946.18	52%
H 19	0.0261	505	55	38	598	2,401.86	1,096.18	4,096.05	713.56	1,127.50	1,127.50	1,127.50	4,096.05	341.34	2,946.18	39%
H 20	0.0575	505	55	38	598	5,291.46	3,198.39	9,087.86	1,423.81	2,554.68	2,554.68	2,554.68	9,087.86	757.32	5,831.35	56%
H 21	0.0565	505	55	38	598	5,199.44	3,156.40	8,953.83	1,410.69	2,514.38	2,514.38	2,514.38	8,953.83	746.15	5,739.46	56%
H 22	0.0272	505	55	38	598	2,503.09	1,534.10	4,635.19	728.00	1,302.40	1,302.40	1,302.40	4,635.19	386.27	3,047.25	52%
H 23	0.0272	505	55	38	598	2,503.09	1,142.38	4,243.48	728.00	1,171.83	1,171.83	1,171.83	4,243.48	353.62	3,047.25	39%
H 24	0.0585	505	55	38	598	5,383.49	3,240.39	9,221.88	1,436.93	2,594.98	2,594.98	2,594.98	9,221.88	768.49	5,923.23	56%
1.0000					14,352	92,025.44	53,106.56	159,484.00	25,532.68	44,650.44	44,650.44	44,650.44	159,484.00	13,290.33	105,036.31	52%